

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	104
Owner 1:	RAJ REALTY GROUP LLC			
Owner 2:				
Owner 3:				
Street 1:	121 CENTRE ST APT 301			
Street 2:				
Twn/City:	BROOKLINE			
St/Prov:	MA	Cntry	Own Occ: N	
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	WUHAN REALTY LLC -		
Owner 2:	-		
Street 1:	38 OLD HASWELL PARK ROAD		
Twn/City:	MIDDLETON		
St/Prov:	MA	Cntry	
Postal:	01949		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1202 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																			
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 343		Condo-Comm			Prime NB Desc		22 Mill						Total:				Spl Credit				Total:			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	482,500			482,500		144114
							GIS Ref
							GIS Ref
Total Card	0.000	482,500			482,500	Entered Lot Size	
Total Parcel	0.000	482,500			482,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		401.41	/Parcel: 401.41	Land Unit Type:	Insp Date
							10/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	343	FV	482,500	0	.		482,500		Year end	12/23/2021	PRINT	
2021	343	FV	477,900	0	.		477,900		Year End Roll	12/10/2020		Date
2020	343	FV	477,900	0	.		477,900	477,900	Year End Roll	12/18/2019	12/30/21	00:23:10
2019	343	FV	569,100	0	.		569,100	569,100	Year End Roll	1/3/2019		
2018	343	FV	355,100	0	.		355,100	355,100	Year End Roll	12/20/2017	LAST REV	
2017	343	FV	335,600	0	.		335,600	335,600	Year End Roll	1/3/2017	Date	Time
2016	343	FV	335,600	0	.		335,600	335,600	Year End	1/4/2016	06/04/19	08:49:15
2015	343	FV	233,400	0	.		233,400	233,400	Year End Roll	12/11/2014	danam	

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2019	I & E Return	MM	Mary M
1/28/2019	Mail Update	MM	Mary M
10/12/2018	Inspected	PH	Patrick H
2/23/2009	Inspected	197	PATRIOT
5/1/1985		LO	

Sign: _____ VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	144114
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS	

GENERAL INFORMATION

Grade: C+ - - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.640000105
Name:	2 - 3002

RESIDENTIAL GRID

1st Res Grid				Desc:								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals															
	RMs:				BRs:				Baths:				HB 1		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%

DEPRECIATION

Phys Cond:	AV - Average	28.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	28.0%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

Sec Floors:	
Basement:	

Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	5841
Grade Factor:	1.10
NBHD Inf:	1.05999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670083
Depreciation:	187623
Depreciated Total:	482460

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	551.81	
Special Features:	0	Val/Su Net:	401.41	
Final Total:	482500	Val/Su SzAd	401.41	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,202	473.250	568,844	
Net Sketched Area:		1,202	Total:	568,844	
Size Ad	1202	Gross Area	1202	FinArea	1202

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

